

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

(CCR Title 25 §6202 )

**Reporting Period** 01/01/2015 - 12/31/2015

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

[illegible]

5026 W Rosewood Ave	5+	Renter	2	0	0	20	22	0		DB	
7228 N Amigo Ave	5+	Renter	1	0	0	21	22	0		DB	
7627 N Laurel Canyon Blvd.	5+	Renter	2	0	0	38	40	0		DB	
905 S Ardmore Ave	5+	Renter	1	0	0	11	12	0		DB	
837 S Harvard Blvd	5+	Renter	5	0	0	60	65	0		DB	
5044 N Bakman Ave	5+	Renter	4	0	0	42	46	0		DB	
1650 Veteran Ave	5+	Renter	0	0	1	23	24	0		DB	
5247-5253 N. Vantage Ave	5+	Renter	2	0	0	16	18	0		DB	
6726 N Sylmar Ave	5+	Renter	1	0	0	12	13	0		DB	
15313 W Cabrito Rd	5+	Renter	2	0	0	22	24	0		DB	
3526 N Marmion Way	5+	Renter	0	48	0	1	49	0		DB	
1120-22 W 6th Street	5+	Renter	27	0	0	579	606	0		DB	
14225 W Dickens St	5+	Renter	0	2	0	16	18	0		DB	
11209 W Richland Ave	5+	Renter	1	0	0	12	13	0		DB	
409 N Hayworth Ave	5+	Renter	3	0	0	30	33	0		DB	
3714 Kelton Ave	5+	Renter	1	0	0	15	16	0		DB	
838 N Hudson Ave	5+	Renter	1	0	0	10	11	0		DB	
1319 N Martel Ave	5+	Renter	2	0	0	21	23	0		DB	
940 S Western/3480-84 San Marino St	5+	Renter	5	0	0	73	78	0		DB	
11400 W Culver Blvd	5+	Renter	0	1	0	19	20	0		DB	
11965 W Montana Ave	5+	Renter	4	0	0	45	49	0		DB	
7036 S La Tijera Blvd	5+	Renter	1	0	0	12	13	0		DB	
11650 W Pico Blvd	5+	Renter	6	0	0	65	71	0		DB	
11721 W Runnymede St	5+	Renter	4	0	0	39	43	0		DB	

[illegible]

[illegible]

20750 W Sherman Way	5+	Renter	62	32	1	0	95	0	HOME, CRA, HCD(IIG), MHP, AHP , CDLAC, TCAC, MHSA		
1901 W 6th St	5+	Renter	31	21	1	0	53	0	HOME, AB1290, TCAC, CDLAC, HCD(IIG, TOD), LACDC		
1201 E 7th St & 1205 E. 6th St	5+	Renter	104	0	2	0	106	0	HCD Recast, HOME, LA COUNTY, AHP, CDLAC, TCAC		
1207 S. Vermont Ave	5+	Renter	11	97	3	0	111	0	FHA, TCAC, CDLAC		
900 & 906 Crenshaw Blvd	5+	Renter	65	0	2	0	67	0	HOME, CRA, CDLAC, HCD(IIG), AHP, LACDC, TCAC		
7108 N Amigo Avenue	5+	Renter	3	0	0	30	33	0		DB	
(9) Total of Moderate and Above Moderate from Table A3					45	18928					
(10) Total by Income Table A/A3			893	536	45	18928					
(11) Total Extremely Low-Income Units*			0								

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary



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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	1651	642	13049	97	0	15439	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	27238	212	856	893	0	0	0	0	0	0	1961	25277
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	17495	593	867	536	0	0	0	0	0	0	1996	15499
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		19304	40	47	45	0	0	0	0	0	0	132	19172
Above Moderate		48839	6798	13047	18928	0	0	0	0	0	-	38773	10066
Total RHNA by COG. Enter allocation number:		112876	7643	14817	20402	0	0	0	0	0	0	42862	70014
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
New Resources for Rental Assistance	Increase the funding base for rental assistance for homeless households and households at high risk of homelessness.	2013-2021	The City allocated \$10.1M of general funds for Rapid-Rehousing to house up to 1,000 homeless persons and homeless veterans. LA City has received 530 HUD-VASH vouchers to house homeless veterans. The Housing Authority also allocated 500 housing choice vouchers to house veterans who do not meet the HUD-VASH program requirements.
Family Solutions System	Initiated seven regional Family Solution Systems throughout the Los Angeles CoC; Serve approximately 1,200 homeless and at- risk persons per year.	2013-2021	The FSS implemented a new standardized assessment process which included the adoption of the VI-FSPDAT, a heavily validated, evidence based triage tool. The tool was implemented in July with the tool's actual creator training FSS staff on its utilization. The system was also awarded \$2 million to pilot a homelessness prevention program which will be launched in December. In the first quarter of the 2015-2015 contract year, the system had housed over 600 families and assisted almost 500 families with crisis housing.
Veterans Affairs Supportive Housing (VASH)	Maintain 1,000 housing vouchers for formerly homeless Veterans.	2013-2021	In 2015, there were 12 regular Coordinating Council meetings and 2 Special meetings. During each meeting there was at least one representative of each SPA in Los Angeles. In 2015, there were three CoC Quarterly SPA meetings which took place in July/August, March/April and October/November. On average, there were 29 attendees per meeting.

			<p>On September 22, 2015, Los Angeles City Councilmembers Gilbert Cedillo and Mike Bonin submitted a motion declaring a state of emergency due to an unprecedented and growing homeless crisis. In addition, a motion was submitted instructing the City Administrative Officer and the Chief Legislative Analyst to develop a report to the Council for a multi-year spending plan to reduce homelessness in the City of Los Angeles by committing up to, but not limited to \$100M. The Council is anticipated to have a full and detailed plan by the end of the year.</p> <p>On August 17, 2015 Phil Ansell, Director of the County's Homeless Initiative, has been designed to generate a coordinated set of County strategies to reduce homelessness through an intensive planning process. In February of 2016, this process will culminate in consideration by the Board of Supervisors of a coordinated set of recommended County strategies that will be designed to encourage the involvement of all 88 cities throughout the County. As part of the planning process, a series of policy summits has been underway, with each summit addressing a different focus area of homelessness to include: affordable care act opportunities; coordination of current services (no wrong door); discharges into homelessness; homelessness prevention; outreach and engagement encampment/street homelessness; land use, subsidized housing; supplemental security income/veterans benefits advocacy, and employment. The policy summits are scheduled to conclude in early December.</p>
HOPWA Supportive Services for Persons Living with HIV/AIDS	Provide between 4,618-6,613 clients with supportive services annually.	2013-2021	3243
Rental Assistance for Homeless Households	Maintain 4,000 Housing Choice Vouchers to homeless individuals or households	2013-2021	HACLA has a Waiting List Limited Preference for homeless and chronically homeless. The voucher allocation is 4,911 tenant-based vouchers.
Rental Assistance for Homeless Households with Disabilities	Maintain housing for 2,400 homeless households with disabilities annually.	2013-2021	HACLA has 3,932 units of supportive housing allocated for the homeless with disabling conditions (2011).
HOPWA Housing Development for Persons Living with HIV/AIDS	Financing commitment to, at minimum, 10 units per year dedicated to serving persons living with HIV/AIDS and their families.	2013-2021	11 pending
Resources for Housing Serving the Mentally Ill	Pursue funding towards permanent housing units for homeless mentally ill annually.	2013-2021	Supported the County's request to apply Affordable Health Care Act funding for housing.
Permanent Supportive Housing For Homeless Persons	Maintain 1,477 permanent supportive housing units for homeless households annually.	2013-2021	<p>13 projects with 632 permanent supportive housing units financed for homeless households in 2015.</p> <p>HACLA continued to allocate 4,188 permanent supportive housing units, of</p>

			<p>which 632 were awarded to 13 new developments in 2015.</p> <p>LAHSA: Under the 2015 SuperNOFA application zero (0) NEW units of Permanent Supportive Housing were submitted for funding for homeless persons. The LA Continuum of Care has requested \$110,004,514.</p>
Access New Resources and Services for the Homeless	Periodic reports on legislative and budgetary initiatives.	2013-2021	<p>The City Council voted to commit 12.4 million for emergency relief to get homeless people off the streets before the anticipated El Niño winter storms. This includes \$10 million in short-term rent subsidies for veterans and other homeless people, and \$1.7 million for emergency shelter beds. It marks the first time in city history that general fund dollars have been used for homeless aid. In addition, the City made an initial investment of \$2.9M in F/Y 15-16 to scale up the Coordinated Entry System by increasing outreach workers to find homeless residents and place into a housing placement pipeline. This funding also supported CES administrative staff positions.</p>
Housing and Services Planning for Persons Living with HIV/AIDS	Regularly updated plan for the use of HOPWA grant funds.	2013-2021	In Progress
City Homeless Coordinator	Periodic reports on homeless housing and service delivery and recommendations for improvement.	2013-2021	<p>As of the 2015 Homeless Count, the City of LA was found to have 25,686 homeless individuals and family members, and youth. This represents an increase of 12% from the count in 2013. The number of municipalities that "opt in" to conduct their counts and achieve a higher coverage rate of census tracts. The 2015 Count included 61 opt-in areas. Monthly Homelessness Cabinet meeting have been held each month, except November.</p>
Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	2013-2021	<p>LAHSA on a yearly basis updates the Housing and Services Inventory that gets submitted to HUD. As of June 2015, the HMIS bed coverage rate approached 65%.</p>
Assistance for Homeless Persons in Accessing Housing and Services	Continue funding 1 organization to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2013-2021	<p>As of mid-2015, CES for homeless individuals, LAHSA in collaboration with the United Way, Home For Good have focused on establishing a structure for the Los Angeles CES which covers an enormous geographic area and involves a large set of stakeholders. Particular emphasis has been placed on developing the infrastructure for the system and implementing a systematic approach to assessment that identifies the highest-needs people. The next phase of work will focus on ensuring that CES is a fully-functioning system, such as: recruiting additional housing providers; working through the logistics of aligning housing providers; eligibility and entry criteria work with CES; and resolving the technological issues.</p> <p>In 2015, CES for homeless youth, input gained from youth and stakeholders has informed planning and implementation logistics and the implementation phase is currently in place. This includes; working with agencies to define roles and responsibilities, organizational MOUs, develop a screening tool and core</p>

			assessments. The final step toward youth CES implementation is to support implementation of Youth CES Pilots in 2-3 communities in LA County with a goal of beginning this process in February 2017. This implementation process will include lessons learned from first Youth CES pilot, trainings with the Youth CES Toolkit with providers at new sites.
Computerized Information Center/Information & Referrals for Persons with Disabilities	Assist 150 or more clients seeking homeless services and housing resource referrals annually.	2013-2021	The Computerized Information and Referral Center provided seven direct referrals (3 in 2014 and 4 in 2015) to the City Attorney's Dispute Resolution Program (DRP) for landlord/tenant disputes. The Majority of CIC housing disputes were referred to the Eviction Center and to the Housing Rights Center due to the immediate crisis and time. In addition to the above, DOD provided ADA training to 1,182 participants in 2015. Fair Housing training was also provided to over 80 participants in 2015. In addition, 10 requests were processed and provided for ADA equipment.
HOPWA Centralized Countywide Housing Information Services Clearinghouse	Assist between 25,140-36,000 clients seeking HIV/AIDS housing information annually.	2013-2021	29961
Neighborhood Awareness of Special Needs Housing	Establish outreach curriculum; Pursue funding for training program.	2013-2021	<p>The ERT responded to 1,002 encampment locations in the City of Los Angeles.</p> <p>The City and County Expansion of LAHSA's ERT program in 2015 gave the teams the opportunity to increase geographic outreach, the depth of outreach coverage in regions, improved access to services and emergency housing, immediate access to resources and improved coordination of services leading to permanent and supportive housing through the Coordinated Entry System (CES) Program. ERT teams are also providing direct access to the Homeless Families Solution System (HFSS) programs for homeless families.</p> <p>The 2015 City of Los Angeles Innovation and Performance Commission elected to fund the LAPD Central Division/LAHSA ERT outreach pilot program with the purpose of identifying and assisting homeless encampment dwellers in the Skid Row area of Los Angeles. The goal is to provide intervention and immediate services/referrals to chronically homeless persons experiencing serious health, disabling conditions, and compromised by challenges that limit their ability to access services.</p> <p>The ERT is conducting special purpose outreach projects for Los Angeles City Council Districts 15 and 9. The 2015 Council District 15 and upcoming 2016 Council District 9 outreach programs provide for targeted outreach in those districts in collaboration with local service providers.</p> <p>In 2015, the ERT joined LAPD Olympic Division, LA City Attorney's Neighborhood Prosecutor Program and local service providers in the HOPE</p>

			PROJECT, a special outreach and direct services program for encampment dwellers residing in the LAPD Olympic Division district. A subsequent outreach project is also active in Rampart Division and LA City Attorney's Neighborhood Prosecutor Program and local service providers. Effective December 2015, the ERT is working with DMH Emergency Outreach Bureau on a special monthly outreach project for Los Angeles Public Library (LAPL) Central Branch in downtown Los Angeles.
Technical Assistance to Homeless Housing Providers	Technical assistance provided to 20 providers annually	2013-2021	In 2015, LAHSA continued to provide technical assistance to emergency, transitional and permanent housing providers. With the implementation of the Vulnerability Index- Service Prioritization Decision Assistance Tool (VI-SPDAT) in HMIS in January 2015 and CES, LAHSA expanded its HMIS CES and outreach trainings. Additionally, for Outcomes reports training; LAHSA trainings were expanded to include both in-person and webinar trainings to make them more accessible for housing providers. For technical assistance during the 2015 Continuum of Care SuperNofa application, which was submitted in November 2015, LAHSA offered "Weekly Office Hours" for subrecipient applicants. These weekly technical assistance trainings were virtual office hours using WebEx where the LAHSA NOFA team answered NOFA questions received and webinar attendees. All of the questions and answers were posted to our LAHSA NOFA webpage on a weekly basis.
Preservation of the Rental Housing Stock - Condominium Conversions and Demolitions	Propose Zoning Code amendment or Director's Interpretation.	2013-2021	Discussions with the re:codeLA consultant team took place in 2014 to discuss possible revisions to the zoning code on condominium conversions. In 2015, there were additional discussions within the Department of City Planning.  Council Motion 15-0728 was passed on June 10, 2015, directing HCID to report on demolitions of RSO units and to review the small lot division ordinance in relation to existing RSO units.
Housing Element Sites Inventory Update	Annual report on development of sites included in the Inventory of Sites	2013-2021	No activity in 2015
Monitor and Report on Housing Production Goals	Quarterly and annual summaries on residential building activity; Annual report on the City's housing production and preservation goals and accomplishments; Annual report on changes in the rental housing stock.	2013-2021	The DCP issued a summary of building activity in the Annual Growth and Infrastructure Report, which included housing production and net changes in the rental housing stock including demolitions and conversions. The DCP also prepared issuance of a Performance Metrics Report for the Mayor's Office, which focus on the amount of housing growth near transit as well as the percentage of affordable housing created through planning and land use incentives. This report is available through the DCP website at <a href="http://www.planning.lacity.org">www.planning.lacity.org</a> .
Monitor and Update the Density Bonus Program	Annual report on affordable housing units produced as a result of land use incentives; Make revisions to the density	2013-2021	The DCP began preparation of a report for the Mayor's Office that will document the number and percentage of housing units produced as a result of land use incentives.

	bonus provisions in the Code; Update the Affordable Housing Incentives Guidelines.		An internal DCP working group was formed in 2013 to identify issues related to the implementation of the City's Density Bonus Ordinance. Work progressed in 2014 although any ordinance changes are not likely until at least 2016, subject to resource availability.
Zoning Code Revision	Adopt a brand new Zoning Code that establishes clear and predictable regulations.	2013-2021	By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code.
Density Bonus	Create 375 non-subsidized very low income units; Create 750 non-subsidized low income units; Create 187 non-subsidized moderate income units; Make revisions to the density bonus provisions in the Code and the Affordable Housing Incentives Program Guidelines.	2013-2021	74 projects filed with DCP, 73 projects permitted with 361 recorded affordable units (301 VL, 58 L, 2 M)
Zoning and Development Standards for Homeless Housing	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities.	2013-2021	Council Motion 15-1138 was passed in 2015 declaring a state of emergency with regards to homelessness in the City and directing the City Attorney to prepare an emergency shelter ordinance. Ordinance adoption likely in 2016.
Temporary Housing Facilities for Disaster Response	120 sites available throughout the City within 24 hours of a natural disaster.	2013-2021	No natural disasters hit Los Angeles in 2015.
Recycling Collection in Residential Development	Provide on-site recycling bins and weekly pickup for all residential developments.	2013-2021	Discussions began that would lead to recycling on multiple family and commercial developments.
Sustainable Building Materials and Practices	Integrate guidelines into project review process; Develop and maintain an outreach website.	2013-2021	The LADBS and LADWP implements the sustainable building materials requirements of the Green Building Code. Guidelines regarding sustainable building materials are integrated into project reviews.
Building Design for Sustainability	Guidelines developed and updated; Integrate guidelines into all project reviews.	2013-2021	No activity in 2015.
Recycle Construction Waste	Establish incentive program for source separation of construction and demolition waste; Establish rebate program for construction and demolition waste taken to a City-certified waste processor; Adopt ordinance to require construction and demolition waste to be taken to a City-certified waste processor.	2013-2021	The Citywide Construction and Demolition (C&D) Waste Recycling Ordinance became effective January 2011. Requires that all mixed C&D waste generated within City limits be taken to City certified C&D waste processors (BOS is responsible).



Million Trees LA	Distribute free shade trees to residents to increase shade, energy efficiency and clean air in individual homes and multi-family residential properties as part of the Million Trees LA program. Plant trees on public property and along City-controlled parkways, medians and other public right-of-ways with appropriate tree canopy to reduce air pollution, provide cooling through shading, and to improve blighted neighborhoods. CDBG, SCAQMD, Private Donations, LADWP Funds	2013-2021	Through the City Plants program, City residents are eligible to receive up to seven free shade trees. The LA Conservation Corps delivers the trees to a property along with stakes, ties, and fertilizer pellets. Parkway trees and trees in front of businesses are also available.
Homeless Needs Outreach	Disseminate information about the housing needs of special needs populations to 2,000 people.	2013-2021	No activity in 2015
Outreach and Training for Emergency Preparedness and Response	4 fairs during Emergency Preparedness Month annually; 2 Neighborhood Preparedness Ambassadors Trainings annually; Outreach to neighborhood and community groups as requested.	2013-2021	The City completed its Regional Disaster Housing Planning activities in 2014. The project focused on residential recovery and reconstruction throughout the 5 county region. The planning activities included a disaster working group comprised of local housing industry representatives as well as state and federal housing and disaster planning experts.
Targeting Growth in Community Plan Areas	Identify targeted growth areas and incorporate appropriate land use designations in 10 Community Plans; Complete Transit Neighborhood Plans (TNPs) for 24 transit station.	2013-2021	Each of the 10 Community Plans being updated in 2015 includes targeted growth areas and incorporates appropriate land use designations to achieve citywide and local growth objectives.
Second Unit (Granny Flat) Process	30 second units on lots annually; Identify development standards and code requirements that pose compliance difficulties to second unit process; Adopt amendments to the Zoning Code to alleviate challenges.	2013-2021	Approximately 97 secondary units on single-family lots were permitted by the City during 2015. The City's re:codeLA effort, which is overhauling the City's zoning code, issued an Evaluation Report in 2014 that included the following analysis of barriers and recommendations: (Compliance with existing rules) "has made it difficult to build second units on existing lots. Second units must meet setback, lot coverage, passageway and height requirements that are really intended for principal units. Also, due to the general nature of the State requirements, no compatibility requirements exist and units as large as 1,200 square feet have been built in settings where they are out of scale and character with the neighborhood. As part of re:code LA, new regulations for second units should be developed and incorporated into the zoning code."
Update the Los Angeles Building Code	Adopt the most recent version of the CBC when released.	2013-2021	The new building code was updated in December 2013 to incorporate provisions of the 2013 California Building Code, which is based on the 2012 International Building Code.

Census 2020	Census forms and methodologies that better reflect the City's needs.	2013-2021	Initial work began in 2015 to prepare for the 2020 Census.
Expedited Residential Recovery	Issue entitlement approvals within four weeks of application for reconstruction, in the event of a natural disaster; Issue loans and grants within four weeks of application for reconstruction funds.	2013-2021	No natural disasters requiring housing assistance occurred in 2015.
Expedite Affordable Housing Projects	Reduce building permit processing time by up to 12 months; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of expedited processes for affordable housing development; Prioritize affordable housing projects to expedite processing of permits and any related entitlements; Assist 20 affordable housing projects per year; Reduce entitlement processing time by up to three months	2013-2021	The BuildLA program, which will significantly increase efficiency in the development process, continued to move forward in 2015. A vendor was selected to build the new permitting/entitlement technology interface.
Historic Preservation	Expand the number of HPOZs and HCMs; Study the provision of a historic rehabilitation grant program for low-income homeowners in HPOZs.	2013-2021	2015: 25 Historic Cultural Monuments adopted.
Mobile Home Park Preservation	Assist 100 mobile park tenants; 250 market-rate mobile home park pads in residential areas preserved.	2013-2021	No activity in 2015.
Nuisance Abatement in Residential Buildings	Respond to and successfully resolve 30,000 nuisance complaints on residential properties annually.	2013-2021	The City's enforcement agencies continued to successfully resolve nuisance complaints on residential properties.
Collaboration on Data Production and Collection	Additional data from Federal, State, regional and County agencies; Homeless Count with City of Los Angeles data	2013-2021	<p>In 2015 the DCP coordinated with agencies such as SCAG, Metro, CA Department of Finance (DOF) and HCID on the creation and publication of data that will aid the planning process. The DCP utilized data from sources from the DOF, Metro, SCAG, HCID, LAHSA, the US Census and others when developing plans.</p> <p>The DCP published a Growth and Infrastructure Report in 2015 that detailed population, housing, employment and development trends through July 2015, including estimated growth since the 2010 census. The DCP also</p>

			began work to update its public (web) database of population and housing estimates by sub-areas of the City. The 2010 Census information was also being prepared for public release on the DCP website. The Homeless Count report is published on the LAHSA website.
Housing Needs Assessment by Community Plan Area	Housing Needs Assessment by Community Plan Area	2013-2021	The nine community plan updates in progress in 2015 each analyzed housing needs. The plans employ a variety of strategies to produce and preserve housing for a variety of incomes and needs. At least two of the plans are expected to create affordable housing bonus programs.
Zoning and Neighborhood Implementation Tools for Mixed Use Development	1,000 housing units in mixed use developments; Identify targets in all Community Plans; Adopt ordinances if appropriate.	2013-2021	New by-right mixed-use zones (called Community Plan Implementation Overlays - CPIOs) are being developed along transit-rich commercial corridors in the nine draft Community Plan updates. Transit Neighborhood Plans are also creating new MU zones to protect jobs and housing mix.
Housing Element Relationship to Land Use Entitlement and Long-Range Planning	Annual report to City Planning Commission.	2013-2021	No activity in 2015
Stormwater Mitigation	Integrate on-site storm water design guidelines into project review process.	2013-2021	The Low-Impact Development (LID) Ordinance, which effectively replaced the previous stormwater collection and mitigations program, became effective and applicable to most relevant projects in 2012.
Neighborhood Preservation - Downzoning	Rezone appropriate areas in 10 Community Plans.	2013-2021	10 Community Plans in development, including consideration of selective downzoning and design guidelines to preserve prevailing scale of development in the neighborhood.
Urban Design Studio	Maintain Urban Design Studio as a division within the DCP; Maintain the Professional Volunteer Program (PVP).	2013-2021	The DCP's Urban Design Studio was maintained throughout 2015 to include review and advice on residential projects regarding overall project design and sustainable alternatives for public right of way improvements associated with residential projects. The DCP continued to utilize the Professional Volunteer Program (PVP).
Landscape Design	Integrate Landscape Ordinance and Low Impact Development; Ordinance into project review process.	2013-2021	The City continued to capture, treat and infiltrate stormwater and urban runoff by utilizing the recently adopted Low Impact Development Ordinance, as well as additional water conservation measures.
Affordable Housing in the Coastal Zone (Mello Act Implementation)	Adopt amendments to the Zoning Code to implement inclusionary and replacement housing requirements in the Coastal Zone; Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate implementation of affordable housing requirements in the Coastal Zone; 45 very low income units; 30 low income units; 50 moderate income units	2013-2021	The City received a grant in 2014 from the California Coastal Commission for assistance in creating Coastal Development Plans.  Progress in 2015.

Office of the City Attorney Dispute Resolution Program (DRP)	Refer and resolve 20 housing-related disputes.	2013-2021	<p>The DRP entered its 26th year of providing comprehensive dispute resolution services including information, referral, conciliation, mediation, facilitation and consultation services.</p> <p>The DRP reviews Rent Stabilization Ordinance (RSO) case files, contacts the parties (landlord and tenant) involved in the dispute, and invites them to resolve their conflict through mediated dialogue in lieu of prosecution.</p>
Access to Housing for Health Program (AHH)	Assist approximately 70 persons per year.	2013-2021	No status update available for 2015.
Advocate for Housing Funds	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2013-2021	<p>Support legislation or administrative action that would eliminate the floating rate used by the Low-Income Housing Tax Credit (LIHTC) program and make permanent a nine percent and four percent minimum rate. REIR Report and Resolution, CF 15-0002 Federal Housing Trust Fund/ Increase 15-0002-S20 5/26/2015 AB 90 (S)</p> <p>Funding From Affordable Housing 15-0002-S12 02/20/2015 (S) Housing Authorities 15-0002-S22 5/26/2015 AB 1056 (S) Income taxes: credits: low-income housing 15-0002-S19 5/26/2015 AB 35 (S) Building Homes and Jobs Act 15-0002-S18 5/26/2015 AB 1335 (S) County Oversight Board 15-0002-S29 4/29/2015 AB 204 (S) 9/11/2015 Federal Housing Trust Fund/ Increase 15-0002-S20 5/26/2015 AB 90 (S) 10/9/2015 - Funding From Affordable Housing 15-0002-S12 02/20/2015 (S) Housing Authorities 15-0002-S22 5/26/2015 AB 1056 (S) 7/13/2015 - Income taxes: credits: low-income housing 15-0002-S19 5/26/2015 AB 35 (S) 10/10/2015 Local Government: Powers 15-0002-S67</p>

			6/30/2015 AB 718 (SIA) 9/11/2015 - Mosaic Gardens at Westlake 15-0002-S39 4/28/2015 (S)
Mills Act Implementation	50 homes annually	2013-2021	There were 63 Mills Act contracts recorded in 2015.
Community and Neighborhood Council Development Review	Duplicate case files provided to CNCs for proposed projects; Notifications to CNCs for filed applications bi-weekly; Case filing activity posted on DCP website bi-weekly	2013-2021	Duplicate case files and early notification were provided to Certified Neighborhood Councils (CNCs) for all proposed projects in their neighborhoods (through the Certified Neighborhood Council Notification Program and the Early Notification System). The Neighborhood Council Liaison position was maintained by DCP throughout 2015.
Housing Legal Services for Seniors	Assist 200 seniors with legal advice each year.	2013-2021	The Department of Aging contracts with a non-profit legal services organization (currently Bet Tzedek) to provide free, expert legal advice to assist seniors in various legal issues including: public entitlement, housing related laws, legal aid, landlord/tenant disputes, government benefits, health law consumer protection, nursing home law and powers of attorney. Appointments can be scheduled at any of the 16 Multipurpose Senior Centers.
Zoning for Health Facilities	Adopt amendment to Zoning Code to remove restrictions on locations of public health and treatment program facilities.		During the first half of 2014, the City Council's Ad Hoc Committee on Community Care Facilities considered reports and recommendations from DCP on the issue of licensed community care facilities. A draft ordinance was presented in that would have, among other things, created a by-right approval process for licensed community care facilities with more than 6 persons (subject to meeting a set of performance standards). However the Committee failed to approve the legislation in 2014. The Ad Hoc Committee ceased to meet during the second half of 2014.
Congestion Management Program Land Use Strategy	Report on all projects developed and all demolitions around major transit stations and transit corridors annually; Certify compliance with the Los Angeles County Congestion Management Program annually.	2013-2021	The 2015 Local Development Report was submitted to Metro. It reported a net increase of 1,860 dwelling units in developments near rail stations in FY 2014-15.
Reduced "Trips" for Housing near Transit and/ or with Affordable Housing Units	Increase the trip credits provided for affordable housing units.	2013-2021	The DOT has been implementing the guidelines that allow for trip credits of up to 25% for residential development that is located in close proximity to certain transit stops and up to 5% for developments with affordable housing units. The City's DCP and DOT obtained a grant from the Strategic Growth Council that will, amongst other things, allow for the production of empirical evidence to establish the difference in trip generation in different types of residential projects including affordable housing, senior housing, transit proximit housing and mixed use development.

Planning for Neighborhood Character	10 updated Community Plans; Implementation tools as appropriate.	2013-2021	<p>Nine community plan updates were in various stage of progression by the end of 2015. Each contained provisions to address neighborhood character through new Community Plan Implementation Overlays or new Residential Floor Area for zones.</p> <p>The re:codeLA project released an Evaluation Report which laid forth a goal of including mechanisms to address better transitions between single family homes and other types of development in the new zoning code (to be adopted 2017).</p> <p>The Baseline Mansionization Ordinance continues to progress.</p>
Downtown Affordable Housing Bonus	300 moderate, 225 low, and 225 very low income affordable units; Study whether program is meeting objectives and ways to make improvements.	2013-2021	Market rate projects continued to take advantage of the provisions of the program. However, no developers are believed to have received the affordable housing bonus in 2015. At least two projects are in the pipeline however.
Community Level Affordable Housing Programs	Playa Vista: 125 moderate-income for-sale and 83 low-income rental units in Phase 2; Cornfield Arroyo Seco: 20 very low-income and 46 low-income units; Central City West: 500 low-income units; Creation of 10 community plans with affordable housing incentives.	2013-2021	South and Southeast Los Angeles Community Plans included affordable housing programs. Both community plans are progressing. Transit Neighborhood Plans along the Expo Line Phase 2 also include affordable housing programs.
Jobs/Housing Balance Incentives: Residential Exemptions in Transportation Specific Plans	Add fee exemption for residential units to Transportation Specific Plans that govern employment centers.	2013-2021	Work progressed on the development of the Westside Mobility Plan, which amongst other things, aims to expand fees to rental housing development to help pay for area transportation improvements. An exemption and/or credit for the provision of affordable housing units is being considered. Specific Plan drafted and draft EIR being prepared. Expected in 2016.
Implement CEQA Streamlining Measures	Allow for streamlined environmental review (i.e. SCEA) required for Infill and Transit Priority Projects; Assist 10 Transit Priority Projects and Infill Projects per year.	2013-2021	Work began in 2015 along with the selection of a consultant to assist in the facilitation of CEQA streamlining measures outlined by this program.
Downtown TFAR Public Benefit Fee	\$20 million for affordable housing development; Evaluate whether changes are needed as part of the re:code:LA Unified Downtown Development Code (Program 66).		<p>Two TFAR applications were received in received in 2014. The first, at 4th and Hill, is a 428 unit development that requested less than 50,000 square feet in TFAR in addition to utilizing the floor area Greater Downtown Housing Incentive. The project has been entitled. The project will have 107 total affordable units, which includes 5% VL and 20% Workforce housing.</p> <p>A 60 unit project in South Park applied for and was permitted with 11 very low</p>

			<p>income units.</p> <p>By the end of 2014 the Zoning Code revision project called re:codeLA had released and gained decision-maker input and approval on the Zoning Code Evaluation Report. This evaluation report provides recommendations to address inadequacies with the current zoning code, including a recommendation to "rethink the approach to affordable housing Downtown, and how it might function within the context of an updated approach to TFAR." An affordable housing component could be added to TFAR.</p>
Improvements to Entitlement Processing/ Department Realignment	Complete fee study of entitlement processing costs; Amend the Zoning Code to implement full cost recovery	2013-2021	Fee study in progress.
Education about Growth, Housing Need, MixedUse and Mixed-Income Neighborhoods	50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2013-2021	<p>The City contracts with the Housing Rights Center (HRC) to conduct presentations and/or workshops different neighborhood councils as part of the Citywide Fair Housing Program.</p> <p>HACLA continued to work with Jordan Downs Community Advisory Committee and the WATTS neighborhood council to provide training and information regarding the redevelopment of Jordan Downs which is proposed to be a mixed use and mixed income neighborhood.</p> <p>DCP staff assisted area non-profits in the development of a "Transit-Oriented Districts University" curriculum. TOD University serves as a tool to empower residents and community members and increase their knowledge of affordable housing and equitable transit-oriented districts.</p>
Amend the Zoning Code to Facilitate Non-Conventional Housing	Adopt amendments to the Zoning Code to accommodate innovative multifamily housing types.	2013-2021	<p>A draft community care facilities ordinance was presented in July 2014, however the Committee failed to approve the legislation. The legislation would have, among other things, created a by-right approval process for licensed facilities with more than 6 persons (subject to meeting a set of performance standards) and changed the zoning code definition of boarding and rooming house to require at least three guest rooms to qualify (rather than just one today).</p> <p>No action in 2015.</p>
Preservation Barriers Assessment	Identify development standards that pose compliance difficulties for preservation projects; Adopt amendments to the Zoning Code to alleviate challenges	2013-2021	The Unapproved Dwelling Unit Ordinance was drafted and passed CPC in 2015. The ordinance will create a new path to legitimize dwelling units. The staff report was adopted and the ordinance is waiting to be scheduled for City Council pending and form and legality.
Innovative Parking Strategies	Incorporate parking recommendations into Community Plans, Specific Plans and Transit Neighborhood Plans, where appropriate.	2013-2021	The Department of City Planning was awarded a Sustainable Planning grant from SCAG to examine opportunities for modified parking requirements in the Boyle Heights community, as part of the Boyle Heights Community Plan update process. The parking study was completed in 2015 and will inform the

			<p>plan. With the passage of State Law AB 744 in October 2015, DCP issued a memo detailing its implementation on December 17, 2015.</p>
Development and Design Standards	Include development and design standards in 10 Community Plans	2013-2021	<p>Development and design standards remain in each of the draft Community Plans that had been released by the end of 2015. Additionally, the North Westlake Design District held a public hearing in 2014 and continue to be in progress.</p> <p>The Exposition Corridor Transit Neighborhood Plan released draft plans and guidelines in 2015 and continue to be in progress.</p> <p>The Arts District Live/Work Ordinance was drafted.</p>
SurveyLA - The Los Angeles Historic Resources Survey	Complete citywide survey; Publish results.	2013-2021	<p>The SurveyLA project continued surveying Los Angeles community plan areas for historic and/or culturally significant resources, including completion of reports for Chatsworth, Granada Hills, Harbor Gateway, Hollywood, Northridge, Palms-Mar Vista-Del Rey, Reseda-West Van Nuys, San Pedro, South LA, Southeast LA, Sun Valley-La Tuna Canyon, Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon, Sylmar, West Adams-Baldwin Hills-Lambert, West LA, Westwood, Wilmington-Harbor City, Wilshire, Van Nuys-Sherman Oaks, and Venice.</p>
Transit Oriented District Studies	Complete Transit Neighborhood Plans (TNPs) for 24 transit stations.	2013-2021	<p>Significant work now taking place on 11 future Transit Neighborhood Plans for the next two light-rail lines: Expo Phase 2 and Crenshaw/LAX.</p> <p>The Exposition Corridor Transit Neighborhood Plan was drafted in 2015.</p>
Neighborhood Stabilization Program - Foreclosed Properties	300 units acquired, rehabilitated, and resold/rented.	2013-2021	<p>The NSP Program is in the process of winding down through administrative and accounting activities as well as through 11 remaining projects.</p> <p>Property units acquired - 1; property units rehabilitated - 0; property units resold/rented - 1.</p>
Housing Choice Voucher Program	Maintain 47,500 Section 8 vouchers for very low-income households.	2013-2021	<p>HACLA has a total of 49,415 vouchers for very low-income households. This includes HUD-VASH for homeless veterans, of which 490 new vouchers were awarded to HACLA in 2015.</p>
Section 8 Vouchers for Disabled and Elderly Households	Continue to provide 375 vouchers.	2013-2021	<p>HACLA has a total of 375 units allocated specifically for the disabled.</p>
Property Management Training Program (PMTP)	<p>Complete 12 Property Management Training programs annually for approximately 420 landlords &amp; managers;</p> <p>Refer non-compliant property to property management training programs provided by partnering</p>	2013-2021	<p>In CY 2015, HCIDLA staff participated in 12 Property Management Training Programs administered by partnering agencies; HCIDLA mailed 1,384 referral letters to non-compliant property owners, and 189 participated in the program.</p>



	apartment owner associations in Los Angeles.		
Affordable Housing Monitoring	Annual reports on the status of the affordable housing inventory; Monitor and enforce compliance with affordability covenants; Identify affordability covenants in ZIMAS.	2013-2021	The Affordable Housing Inventory that is monitored for occupancy is 43,090 income and rent restricted units in 1,396 projects. This portfolio increased because HCIDLA assumed monitoring responsibilities for the CRA/LA housing assets. HACLA continues to participate in providing information on the affordable housing inventory.
Citywide Housing Production System (CHPS)	Maintain and continue to enhance the Citywide Housing Production System (CHPS).	2013-2021	CHPS data and reports continue to be updated on a quarterly basis. The data sources contributing to the reports are HCID AHTF projects, Land Use projects and HACLA projects.
RSO Monitoring	Annual report on the status of the RSO inventory; 50 Ellis removal applications processed annually.	2013-2021	In 2015, RSO status for 653,000 units uploaded & publicly available on ZIMAS. Processed 310 applications for Ellis removals in 2015. Completed 1,012 RSO determinations in 2015.
Database for Evaluating Housing Needs	Database of current socioeconomic and demographic data on DCP website; Periodic reports of socioeconomic and demographic data.	2013-2021	The Plan was completed.
Consolidated Plan	Complete 1 and 5-year plans	2013-2021	COMPLETED
Services in Public Housing	50 residential clients served by educational assistance programs; 100 residential clients served by computer training programs; 100 youth served by recreational, educational and cultural programs; 1,600 residential clients served by career assistance programs; Submit application for Workforce Investment Act Recertification for 2013 -15.	2013-2021	HACLA now operates the Watts/Los Angeles Work Source Center. The center provided service to 1500 customers who received intensive services and training. Seven hundred and sixty (760) of the clients enrolled were public housing residents and section 8 participants. HACLA's Work Source Center was awarded a WIA/WIOA Out of School Youth Grant to provide services to disconnected youth ages 17 - 24 in the County of Los Angeles, Supervisor District #2. One hundred and twenty five (125) of the clients enrolled were residents of Public Housing. Over 1000 youth participated in the Money Smart Financial Literacy training.  Seven hundred and ninety six (796) of the youth were public housing residents. Over 500 families receive bread at four HACLA locations (Nickerson Gardens, Ramona Gardens, Mar Vista Gardens and Rancho San Pedro) weekly, donated by the West Angeles Church Food Bank.  The Summer Lunch and snack programs provide over 10,000 meals to youth (Dare to Care Meal Programs.) HACLA continues to provide comprehensive Case Management Services to the residents of Jordan Downs in conjunction with the overall revitalization effort.

Incentives to Conserve Energy	50,000 low income households obtain more energy-efficient refrigerators; 2,000 households retire non-energy efficient refrigerators annually.	2013-2021	LADWP reports the following: 8,265 Refrigerators Exchanged in 2015 * 3,257 Consumer Rebates for Energy Star refrigerators in 2015 * 2,353 refrigerators/freezers recycled in 2015 *15,000 connected to solar grid *330 apps for solar *
Green Power for a Green LA	25,000 households choosing alternative energy sources.	2013-2021	The LADWP reports a total of XXXXX Green Power customers at the end of 2015. Currently LADWP's own generation mix includes 23% renewable. As additional solar and wind projects have come on line, and with the termination of LADWP's participation in the Navaho Generating Station, LADWP is on track to reach 25% renewables in 2016 and 33% renewables by the end of 2020.
Incentives to Encourage Green Building Solutions in Existing Buildings	Develop green building incentives program for existing buildings.	2013-2021	LADWP expanded customer incentives to encourage energy and water efficiency buildings in 2015. The Energy Efficiency Technical Assistance Program (EETAP) was launched in early 2015; this program reimburses building owners for audits and other necessary efficiency project development costs to help more building owners participate. The number of joint programs with SoCalGas continues to expand to serve more customers and help LADWP meet its efficiency goals. Programs assist small buildings (small business direct install), moderate size buildings (energy advantage) and large buildings (LABBC and EETAP, plus new construction projects). In late 2015, the partner utilities launched a joint Energy Savings Assistance Program which provides energy (electric and gas) and water efficiency measures to low-income residents of multi-family buildings in LA.
Home Energy Improvement Program	Provide free green assessments to property owners.	2013-2021	LADWP reports that 2,877 HEIP assessments were completed in 2015.
Reasonable Accommodation	Train City Planning Department staff on processing Reasonable Accommodation requests; Produce and disseminate materials regarding Reasonable Accommodation process; Improve forms and outreach.	2013-2021	In 2015, there were 326 sign language interpreter services and 86 Communication Access Realtime Translation (CART) reasonable accommodation requests that were processed and provided.
Citywide Fair Housing Program	Receive 7,310 fair housing inquiries annually; Resolve 413 fair housing investigations annually; Conduct 67 fair housing training sessions annually; Train 35 new fair housing testers annually; Maintain the Housing/Predatory Lending Hotline	2013-2021	For the period of 4/1/2015 through 12/31/ 2015, HRC Received 7,094 inquires; Resolved 297 fair housing investigations; Conducted 67 fair housing training sessions; trained 20 new testers; Maintained the Housing/Predatory Lending Hotline.

Housing Information	Establish a consolidated housing information database on the City's website; Update available Section 8 Voucher units online.	2013-2021	HACLA continued to conduct voucher issuance sessions, worked with program partners to disseminate information and used GoSection 8 for property listings.
RSO Tenant/Landlord Outreach and Education Program	Develop mechanism to ensure disclosure; 120 public presentations will be conducted annually, including Property Management Training Program presentations, community presentations, landlord/tenant workshops and drop-in sessions, and fair housing clinics.	2013-2021	Annual outreach and education program in place. Approximately 235 public presentations, drop in sessions and fair housing seminars were conducted in 2015. Also, online RSO landlord tenant information expanded & redesigned.
Fair Housing Research	Conduct studies to evaluate the level of housing discrimination in Los Angeles City. Comply with the HUD requirement for an Analysis of Impediments to Fair Housing Choice (AI) study to be conducted approximately every five years as a condition of receiving Consolidated Plan grant funds. Develop action items per results of studies.; Complete the AI; Identify and implement action items	2013-2021	<p>On July 16, 2015, HUD published its AFFH final rule for jurisdictions and public housing authorities (PHAs) receiving federal funds for housing and urban development to affirmatively further fair housing as intended by the 1968 Fair Housing Act. The final rule facilitates reliance on local knowledge, local decision-making, and a more engaged data-driven approach (including the use of HUD data, maps and tables) for assessing fair housing and planning actions.</p> <p>On December 31, 2015, HUD published its final AFFH Assessment Tool, a guide for HUD grantees to evaluate fair housing issues in their jurisdictions and complete their AFH.</p> <p>The City is currently in the process of discussing necessary resources to conduct its AFH (i.e., City funding, securing a consultant, technical assistance, etc.). The estimated due date for the City's AFH is June 2017.</p>
Domestic Violence Shelter Program	Provide 1,500 individuals with access to public services annually; Maintain 580 shelter and transitional beds annually for domestic violence victims.	2013-2021	1236 individuals with access to public services
HOPWA Emergency Shelter and Transitional Housing Program	1,589-2,162 housing subsidies per year.	2013-2021	1069 housing subsidies
Emergency Shelter and Transitional Housing Facilities	483 existing emergency shelter beds funded annually; 1,740 existing transitional housing beds funded annually.	2013-2021	<p>Emergency Shelter beds: Total 2,289 Beds - 2,205 beds (ESG) and 84 beds (CDBG)</p> <p>Transitional Housing: Total 3,653 beds - 136 beds (CDBG), 108 beds (CNGF), 1,414 beds (CoC- LAHSA) and 1,995 (CoC - Directs )</p>
Overnight Shelter (Winter Shelter and Year-Round Shelter)	871 temporary shelter beds year round; 1,335 temporary winter shelter beds.	2013-2021	<p>Crisis Housing: Total 1,762 Beds</p> <p>Permanent Housing: Total 7,715 beds - 90 beds (General Funds), 1,791 beds</p>

			(CoC - LAHSA) and 5,834 (CoC - Directs) Temporary Winter Shelter Beds: Total 1,416 beds (City General Funds and County General Funds) Family Solutions Center: 1,189 beds
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	15 workshops, reaching 131 constituents.
Entitlement Case Management and Expediting for Green Building Projects	Reduce plan check process time for 50 Tier 1 and 2 projects	2013-2021	Expediting green projects is done through the regular expedite process. Case management offers service to green projects.
Financial Incentives to Conserve Water	Installation of high efficiency clothes washers in 5,000 households per year.	2013-2021	This program continues with clothes washer rebates in 2014-15.
Encourage Energy Conservation through Pricing	10,000 residential customers on the TOU rate	2013-2021	"There has been substantial growth in the number of time-of-use meters for LADWP electric customers. A separate meter is sometimes required for particular rate incentives.
Homeless Housing and Services Coordination	Citywide and sub-regional plans to reduce and end homelessness adopted by the City Council; Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2013-2021	In 2015, regular Coordinating Council meetings and Special meetings hosted and facilitated by LAHSA continue. During each meeting, there was at least one SPA Representative present or on the phone to represent each SPA in Los Angeles, as well as other attendees including City and County government, and LAHSA representatives. Topics of discussion at these meetings include; reallocation methodology and process for the Continuum of Care Application, CoC Governance structure, and other CoC Governance related decisions.
Homeless Management Information Systems (HMIS) Data Collection	All providers receiving City funding shall participate in HMIS.	2013-2021	LAHSA continues to, on a yearly basis, update the Housing and Services Inventory that gets submitted to HUD.
Preservation of Rent-Stabilized Housing Units	Preserve more than 638,000 RSO units; Approximately 330 rent adjustment applications will be processed for over \$13 million in property improvements will be approved annually.	2013-2021	In 2015, 452 rent adjustment applications processed for approximately \$20 million in property improvements.
RSO Enforcement	Investigate and enforce 6,000 RSO violations annually; Refer 60 non-compliant cases to the City Attorney annually.	2013-2021	Investigated and enforced over 6,400 RSO violations in 2015. Referred 31 non-compliant cases to the City Attorney in 2015. Note: Only cases Rent staff is unable to resolve are referred to City Attorney.
Public Housing Annual Inspections	All public housing units inspected annually. All Section 8 units inspected annually.	2013-2021	All units have been inspected in accordance to HUD's UPCS protocol.
Healthy Homes and Lead-Safe Housing	Complete interventions in 52 extremely low-, 79	2013-2021	Total of 63 units: 27 Extremely Low-Income; 18 Very Low-Income; 16 Low-Income; 1 Moderate Income; 1 Vacant Unit (owner must give priority to a Low-

	very low- and 131 low-income units annually.		Income Family when renting)
Lead-Based Paint Evaluation and Abatement Program in Public Housing	Abate lead-based paint hazards in 280 units.	2013-2021	Since 2010 the Housing Authority has abated 545 asbestos containing units.
Urgent Repair Program	Prevent the vacation of 4,500 market-rate apartment buildings due to life-safety Housing Code and the California Health and Safety Code violations.	2013-2021	In CY 2015, 477 cases were referred to the Urgent Repair Program for resolution. Of the 591 cases, 353 were resolved by the owner, and 66 were resolved by the HCIDLA-approved City contractor. The remaining cases are pending resolution.
Rent Escrow Account Program (REAP)	Enforce REAP as a vehicle to motivate property owners to maintain their properties and comply with health, safety and habitability standards.	2013-2021	430 cases (2,124 units) brought into compliance and removed from REAP
Rent Escrow Account Program (REAP) Rehabilitation Loan Pilot Program	Provide 20 qualifying small-scale property owners with a low interest, deferred payment loan to rectify Housing Code violations; ensure rental units are properly maintained and provide a safe and healthy residence for the tenants of RSO units; and expedite the removal of properties from REAP. Removing the property from REAP will allow the property owner to restore their source of rental income. The pilot program will last for 18 months.	2013-2021	The REAP Rehabilitation Loan Pilot Program is still seeking funding. The CDBG funding request did not qualify as priority for this year's funding.
Housing Enforcement (Inter-Agency Slum Housing Task Force)	500 properties subjected to Task Force review and/or prosecution annually.	2013-2021	<p>In 2015, the City Attorney's Code Enforcement Section received approximately 1272 property-based referrals submitted by the Los Angeles Department of Building &amp; Safety (LADBS), Housing &amp; Community Investment Department (HCID), Los Angeles Fire Department (LAFD) and Department of Public Health (DPH).</p> <p>During the same period, Code Enforcement conducted 1231 City Attorney Office Hearings (CAOHs) with property owners. Prosecutors filed 87 misdemeanor criminal complaints. This effort resulted in 4330 rental units having brought into compliance during this reporting period.</p>
Billing Information Management System	Maintain Billing Information Management System.	2013-2021	Initiated collaborative efforts and liasoned with L.A. Metropolitan Transit Authority (MTA), Los Angeles World Airports (LAWA), and the Los Angeles

			Unified School District (LAUSD) to identify properties with above-ground leases. The property information is validated and ownership updated in BIMS. Note: Above-Ground leases are a relatively new business model, and this information is not easily accessible through the L.A. County Recorder's Office, since the land remains under the original ownership, e.g. MTA has an underground subway station and then leases the area above the ground to the leasee who then builds a residential rental property.
Due Process Hearing	Conduct 1,300 hearings.	2013-2021	Conducted 1,477 hearings.
Outreach and Education of Enforcement Programs	Conduct 14 informational workshops.	2013-2021	15 workshops, reaching 131 constituents.
Preservation of Affordable Housing	Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2013-2021	The HCIDLA facilitated the extension of covenants on 12 former Redevelopment Agency (CRA) properties with a total of 414 restricted units set to expire in year 2015 through administrative functions. Due to the HCIDLA's proactive research and time extensive cataloging efforts, these properties were found to have other CRA covenants/restrictions dates going beyond 2015. Initial information transferred to the HCIDLA had indicated otherwise.
Rent Stabilization Ordinance (RSO)	Maintain registration of 638,000 units annually; Protect tenants from unreasonable rent increases while providing landlords with a just and reasonable return; Maintain registration of 6,500 spaces in 57 mobile home parks; 400 landlord declarations of intent to evict will be processed annually; 300 tenant households will be provided approximately \$3 million in relocation assistance through the HCIDLA contractor annually.	2013-2021	RSO status enforced for current inventory of approximately 653,000 RSO units, including rented condominiums. In 2015 there were 865 landlord declarations of intent to evict processed; 790 tenant households were provided over \$4.1 million in relocation assistance.
Homebuyer Financial Assistance	During the first year, 80 loans for low-income homebuyers and 30 loans for moderate-income homebuyers; 50 loans for low-income homebuyers per year thereafter, if funding permits; Issue 80 MCCs per year: 40 for low-income and 40 for moderate-income.	2013-2021	During this calendar year, a total of 90 loans were funded for first-time homebuyers: 85 for low-income, and 5 for moderate-income homebuyers. Additionally, 109 MCCs were issued: 76 for low-income, and 33 for moderate-income.
Homeownership for Voucher Holders	Increase homeownership opportunities among voucher holders.	2013-2021	32 Homeownership vouchers
Small Lot Subdivisions	1400 market-rate units; 100 moderate income units; Revised Small Lot Subdivision Guidelines - 2013-2014; Inter-	2013-2021	75 Small Lot Entitlement applications were received and 519 Units were approved.

	departmental clarification memo - 2013-2014.		
Barriers to Limited Equity Housing Cooperatives	Study barriers to the greater utilization of limited-equity cooperatives; Utilize limited equity co-ops as a tool to facilitate affordable homeownership	2013-2021	No activity in 2015.
Predevelopment/Acquisition Financing for the Development of Affordable Housing	Facilitate predevelopment and/or acquisition financing for approximately 500 units annually.	2013-2021	Total of 773 units
New Production of Affordable Housing	Add 500 units annually to the City of Los Angeles affordable housing stock; 30% of units to be Permanent Supportive Housing (PSH); Construct housing for seniors, the disabled and large families.	2013-2021	Total of 691 units
Project-Based Rental Assistance	1,074 (430 extremely low-income, 644 very low- income) households housed through project- based rental assistance vouchers.	2013-2021	HACLA has a total of 3,673 allocated units.
Facilitate Housing for Senior and Disabled Persons	Assist in the development of 250 senior units a year; Construct 1750 Eldercare units; Explore the creation of an affordability component to Eldercare Ordinance.	2013-2021	<p>Figueroa Apartments (18)</p> <p>New Pershing (47)</p> <p>Blue Butterfly Village (12)</p> <p>Teague Terrace (39)</p> <p>Vermont Villas (HUD-VASH, 50)</p> <p>Moonlight Villas (26)</p> <p>The Six Apartments (50)</p> <p>Blue Butterfly Village (HUD -VASH, 61)</p>
Adaptive Reuse	4,000 market rate and 100 affordable housing units	2013-2021	None in 2015.
Redevelopment of Brownfield Industrial and Commercial Sites	Environmental clean-up of at least five brownfield sites; Create opportunity for 100 units, including 10 very low- and 10 low-income units.	2013-2021	No status update for 2015.
Public Facilities Zoned Land: Joint Use Opportunities	Create opportunities for 50 very low and 50 low income units during the planning period.	2013-2021	In 2015, a motion (CF 15-1007) instructed HCID to coordinate with DOT to report on the feasibility and strategies to utilize airspace above City-owned parking lots for affordable housing projects. The motion also instructed the CAO to provide a report on any other city-owned properties that may be potential affordable housing sites. Separately, a motion (14-0419-S1) was passed, allowing the redevelopment of a city-own property at 8707 S Menlo by

			Community Build. The project will be 60 units, mixed-use particularly for homeless veterans, transitional youths, and small families. The city entered into a short-term agreement with Community Build.
Innovative Housing Unit Design	500 units with universal design elements; Provide assistance to developers and property owners during project review; Increase the number of affordable, accessible units occupied by persons with special needs.	2013-2021	The City continued to assist older adults understand various types of home modifications that may be helpful. The Task Force has not yet been formed. Executive Directive 13 was issued on October 23, 2015. It sets forward a housing goal while requesting departments to streamline and integrate case processing for affordable housing projects. It also created the Mayor's Affordable Housing Cabinet composing of Affordable Housing Liaisons from each department. Each department will also submit quarterly Housing Scorecards to report on progress towards the stated housing goals.
Land Use Program to Increase the Production of Affordable Housing	Increase the supply of affordable and mixed-income housing; Prepare draft ordinance Schedule 2014 - 2018	2013-2021	On September 30, 2014, a motion (14-1325) by Councilmember O'Farrell requested that the Department of City Planning and the Housing Community + Investment Department report on the feasibility of the implementation of a value capture policy that would establish a nexus between discretionary land use entitlements and affordable housing. The motion was referred to the Planning and Land Use Committee.
Housing Alternatives for Seniors	Find alternative housing solutions for 1,600 senior citizens	2013-2021	The Department of Aging contracts with a non-profit organization (currently Affordable Living for the Aging), which provides shared housing services for elderly Los Angeles residents. The organization meets with seniors to provide timely information on upcoming housing opportunities, open wait lists and details about their Shared Housing Program (a service that matches individuals to share private residences throughout Los Angeles County).
New Programs to Increase the Production of Affordable Housing	Prepare reports to Council and the Mayor that identify potential policies and programs to address the increase in funding for the production and preservation of affordable housing.	2013-2021	In response to a Mayoral request, in 2015, HCIDLA jointly with the Department of City Planning began work on a new Affordable Housing Benefit Fee study to establish the nexus between new commercial and residential development activity in the City and demand for affordable housing. This study is expected to make recommendation(s) to support a citywide fee on new development to fund the City's Affordable Housing Trust Fund. If enacted, this would be the City's first and only local source of affordable housing funding.
Systematic Code Enforcement Program (SCEP)/Gateway to Green	Inspect 180,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code; Achieve code compliance with habitability standards within 120 days of systematic inspection; Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time; Launch Gateway to Green Program in 2014.	2013-2021	In CY 2015, the SCEP program inspected 172,437 multifamily, residential rental units; achieved 99% code compliance within 120 days of inspection; initiated contact for complaint compliance within 72 hours (3 business days) for <90% of complaints received;



Foreclosure Registry Program	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 181,185.	2013-2021	HCIDLA has registered over 52,000 properties, issued 2,193 Notice of Non-Compliance and collected over \$4.5 million in penalty fees through its enforcement measures. HCIDLA implemented both a proactive inspection and monthly inspection Foreclosure Registry Program Ordinance requirements by enhancements made to the Foreclosure Information Management System (FIMS). The FIMS enhancements allows Los Angeles Department of Building and Safety (LADBS) to pursue their proactive inspections and registrants to monthly report inspections to HCIDLA. HCIDLA collected \$268,424 in proactive inspection fees for LADBS. HCIDLA continues to conduct outreach to lenders/beneficiaries/trustees and their representatives. HCIDLA is innovative in its presentation and has conducted multiple webinar presentations and telephone conference to meet the growing needs of registrants outside of California and across the nation. HCIDLA is currently working to enhance FIMS by creating a GeoRegistry. Additionally, HCIDLA is collaborating with LADBS, Los Angeles Police Department, Los Angeles City Attorney Office-Neighborhood Prosecutors Office, Bureau of Sanitation, and Los Angeles Fire Department to reduce nuisance and blighted properties.
Single Family Rehabilitation	384 extremely low-, very low- and low-income units annually.	2013-2021	203 units completed in 2015: 54 Low-Income; 60 Very Low-Income; 89 Extremely Low-Income
Residential Rehabilitation of Public Housing	Complete revitalization of Jordan Downs, including: 280 extremely low income, 280 very low income, and 140 low income 1-for-1 replacement Public Housing units; 100 new extremely low-income units, 400 new very low- income units (< 60% AMI), 20 low-income workforce housing units (< 80% AMI) and 380 market-rate units.	2013-2021	<p>New Dana Strand Redevelopment</p> <p>In 2015, the project received necessary entitlements (Tentative Tract Map approval/Density Bonus /SPR approval) from the City of Los Angeles, to build 176 affordable multi-family housing units. Developers are pursuing all other necessary approvals and project financing for the proposed construction of this final phase of the New Dana Revitalization project scheduled for mid-2016. The Project was awarded 174 PBV units through a competitive NOFA process.</p> <p>Rose Hill Courts</p> <p>In March 2015, HACLA and Related negotiated and executed a Memorandum of Understanding for the terms for the revitalization plan. Since then, HACLA and Related has conducted numerous community meetings, solicited solicited community feedback to the revitalization options. Related has completed the preparation of the revitalization plan, including financial strategy, political &amp; regulatory assessment, and schedule for implementation in arriving at the most feasible development option. In October 2015, HACLA Board of Commissioners approved Substantial rehab as the recommended strategy for revitalizing RHC. HACLA and Related are currently negotiating a DDA, fine tuning the scope of work, finalize the financing plan, including any request for financial assistance, &amp; bring it back to the BOC for approval.</p> <p>Jordan Downs Redevelopment</p> <p>In 2015, the 21-acre 9901 Alameda property was fully annexed into the City of</p>

			Los Angeles. The Master Developer Applied for a \$6.5 million Cap & Trade grant through the State's Affordable Housing and Sustainable Communities Program. The Housing Authority applied for a \$1 mil Prop K grant through the City of Los Angeles. Remediation began on the 21-acre 9901 Alameda property.
Foreclosure Eviction Moratorium	Determine the applicability of the moratorium on an annual basis and enforce registration requirement for foreclosed Los Angeles rental properties. 1.2.2	2013-2021	In December 2015, the Foreclosure Eviction Moratorium was extended through 2017.
Utility Maintenance Program	LADWP-referred cases: 30 DWP utility shut-offs prevented through issuance of payments: 130	2013-2021	During Calendar Year 2015, 80 utility shut offs were prevented, thereby helping to prevent the displacement of tenants. Out of the 80 shut offs prevented, 15 were referred by DWP.
Monitor and Preserve At-Risk Affordable Housing	Monitor and report on identified assisted affordable housing at-risk of conversion annually through the Annual Progress Report; Involve property owners and residents of identified at-risk units in preservation efforts; Create non-financial strategies and support Citywide and inter-agency efforts to create strategies for preserving at-risk housing.	2013-2021	<ul style="list-style-type: none"> <li>- Dedicated a full time staff to manage the day-to-day operations of the grant to monitor and identify at-risk affordable Housing.</li> <li>- Analyzed and researched covenants for 477 projects totaling 21,150 restricted units with covenants expiring in the years 2013 to 2070.</li> <li>- Developed a framework for how to monitor the at-risk CRA/LA portfolio and initiated departmental efforts to focus on categorized and highest risk properties.</li> <li>- Began the development of a pilot project using a CRA/LA loan extension and forgiveness initiative.</li> <li>- Increased the awareness of 1,135 residents living in 41 properties of their residents' rights and responsibilities, covenant and restriction expiration and potential housing alternatives upon covenant expirations. Held four resident meetings at four properties (225 units) located in two gentrifying areas of the City with a high potential for displacement of residents due to the prospect of rent increases.</li> <li>- Held three separate 1-day training sessions focusing on preservation of affordable housing, review of the expiring CRA/LA portfolio findings and categories, finance fundamentals of affordable rental housing, real estate development process, pro forma feasibility, tax credits, recapitalizations and calculating affordability extensions and buy downs. These sessions were attended by over 60 HCIDLA policy, financing, loan management and occupancy staff.</li> <li>- Through the HCIDLA efforts, the City Council Housing Committee Chair put forth a motion to allocate \$9 million dollars of former Community Redevelopment Agency funds to effectuate the recommended financial preservation strategies.</li> </ul>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction LOS ANGELES

Reporting Period 01/01/2015 - 12/31/2015

General Comments: